

Brunswick Planning Commission
Minutes
September 27, 2004

Commission Members Present: Chair Ed Gladstone, Vice Chair Don Krigbaum, Secretary Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate

Mayor & Council Present:

Staff Present: City P & Z Administrator Rick Stup & City Development Review Planner Wayne Twigg

Chairman Gladstone called the meeting to order at 7:00 PM.

Minutes

The minutes of the August 23 meeting were reviewed and approved with minor corrections to be made by Staff. (MOTION by Mr. Burruss; seconded by Mr. Krigbaum, unanimously passed.)

Mr. Dougherty entered the meeting.

Chairman

Mr. Gladstone requested all those in attendance who were going to speak on any of the cases, to rise and be sworn in. He administered the oath.

Mr. Stup reviewed the letter from Randy Shores, Shores Construction, with regard to 26 East F Street. The letter stated that it was not his intention to construct any sidewalks across the frontage of the property during the construction of the new house in accordance with the Planning Commission Policy because it was a Lot of Record. It was the consensus of the Commission that Staff should incorporate the requirement for sidewalk to be constructed for any new or major construction in future amendments to the Zoning Ordinance. Since this was an information item, no further action is required.

Mr. Stup announced the MCPA Conference is scheduled for October 14 and 15 and copies of the registration form were distributed.

The Commission was informed that Mr. Stup would be away from the office from mid-day September 30 and not return until October 13. Mr. Twigg will be available for Commission inquiries during that time.

Planning Commission Minutes
September 27, 2004
Page 2 of 3

Old Business

None.

New Business

Zoning - Site Plan - Improvement Plans

84 Lumber Company Retail Facility: Located between the existing railroad tracks, south of West Potomac Street, west of MD RTE 17. Zoning Classification: I-2, BR-SP-03-03-IP-RA

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the re-approval of the Improvement Plans for the 84 Lumber Retail Facility. The plans were approved by SCD and County DPW, which is valid for two years. Our process only permits a one year approval.

Staff recommends re-approval of the Improvement Plans with the following conditions:

1. Site Plan conditions are satisfactorily addressed and the Site Plan is signed by the Commission Chair.
2. The street address, 203 South Maple Avenue, must be added to the plans.
3. Contract numbers must be added to the plans, when assigned.
4. The Developer's Option Letter must be executed prior to Improvement Plan signature by the Commission Chair.
5. All required PWA, Guarantees, Easements, Agreements, etc. associated with the City's Development Process are completed prior to construction.
6. Satisfactorily address Agency Comments.
7. All previous conditions of approval are still valid.
8. Applicant bound by their testimony.

Mr. Stup answered questions with regard to the plan and past approvals, proffers, conditions and discussions.

Applicant

Mr. Bruce Dean, McEvoy and Dean, presented the applicant's case and answered questions.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes
September 27, 2004
Page 3 of 3

Decision

Mr. Krigbaum made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

None.

Mr. Stup stated that there would be a Planning Commission meeting in October.

Ms. Koenig questioned the jurisdiction enforcement of trash and debris. She noted that the property at the end of East F Street across from the 26 East F Street had trash over the property. In addition, she noted that trees and debris from 26 East F Street were pushed down the hill onto the adjoining wooded property. Mr. Stup noted that he would inform the City Code Enforcement Officer and County DPW, Environmental Compliance Section, since neither was under the jurisdiction of the Zoning Ordinance.

Adjournment

The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Connie Koenig, Secretary
Brunswick Planning Commission

Planning Commission Minutes
September 27, 2004
Page 3 of 3

Decision

Mr. Krigbaum made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

None.

Mr. Stup stated that there would be a Planning Commission meeting in October.

Ms. Koenig questioned the jurisdiction enforcement of trash and debris. She noted that the property at the end of East F Street across from the 26 East F Street had trash over the property. In addition, she noted that trees and debris from 26 East F Street were pushed down the hill onto the adjoining wooded property. Mr. Stup noted that he would inform the City Code Enforcement Officer and County DPW, Environmental Compliance Section, since neither was under the jurisdiction of the Zoning Ordinance.

Adjournment

The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Edward Gladstone, Chair
Brunswick Planning Commission